

This instrument pared by

SEND TAX NOTICE TO: BRUCE W. HANSEN
1956 Chandaway Dr.
Pelham, 35124

(Name) Karl B. Friedman, Sirote, Permutt, Friend, Friedman, Held & Apolinsky, P.A.

(Address) 2222 Arlington Avenue South, Birmingham, Alabama 35255

Form 1-1-5 Rev. 1-66

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR—LAWYERS TITLE INSURANCE CORPORATION

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

19800804000084880 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/04/1980 00:00:00 FILED/CERTIFIED

That in consideration of One Hundred Thousand and no/100-----DOLLARS

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Frank H. Broome and wife, Cynthia B. Broome,
(herein referred to as grantors) do grant, bargain, sell and convey unto Bruce W. Hansen and wife, Kathryn M. Hansen,

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Lot 91, according to the map of Chandalar South, 2nd Sector, recorded in Map Book 6, at Page 12, in the Office of Judge of Probate of Shelby County, Alabama. Situated in the Town of Pelham, Shelby County, Alabama.

This conveyance is made subject to:

1. Advalorem taxes dues 10/1/80 which grantees herein assume and agree to pay.
2. Restrictive covenants and conditions filed for record on February 18, 1974, in Misc. Book 7, Page 260.
3. Restrictive convenants as to underground cables, dated December 7, 1973, recorded in Misc. Book 7, Page 392, and agreement with Alabama Power Company dated December 7, 1973, recorded in Misc. Book 7, Page 591, in Probate Office.
4. 40-foot building set back line from Chandaway Drive.
5. 5-foot utility easement across South side of said lot as shown on recorded map of said subdivision.
6. Transmission line permits to Alabama Power Company dated December 1, 1972, recorded in Deed Book 278, Page 477, and dated January 7, 1974, recorded in Deed Book 285, Page 489, in Probate Office.
7. Rights acquired by Alabama Power Company by easement dated September 22, 1970, recorded in Deed Book 264, Page 28, in Probate Office.

(\$60,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.)

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, have hereunto set OUR hand(s) and seal(s), this 1st day of August, 1980.

WITNESS:

STELLA SWINNEY (Seal)

see Mtg- 404- (Seal)

130 135 - 404 8-2 Need tax 40.00 (Seal)

40.00 - 1.50 = 38.50 (Seal)

STATE OF ALABAMA

JEFFERSON COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Frank H. Broome and wife, Cynthia B. Broome, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 1st day of August, 1980.

SIROTE, PERMUTT, FRIEND, FRIEDMAN, HELD & APOLINSKY, P.A.

2222 ARLINGTON AVENUE SOUTH

1000 CHURCH STREET

Frank H. Broome (Seal)

Cynthia B. Broome (Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

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